



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: August 7, 2014
AGENDA DATE: August 14, 2014
PROJECT ADDRESS: 1605 Cecil Cook Place (MST20013-00163)
 NOAA Atmospheric Research Observatory
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Renee Brooke, AICP, Senior Planner *RLB*
 Andrew Bermond, AICP, Project Planner

I. PROJECT DESCRIPTION

The proposed project involves the installation of a ground-mounted Atmospheric Research Observatory (ARO) which would consist of a 449-MHz wind profiler mounted on a 576 square foot antenna frame surrounded by four 5-foot diameter acoustic sources, a GPS receiver, meteorological instrumentation, a 96 square foot shed, a 20 kilowatt propane generator, and a 250 gallon fuel tank. The purpose of this project is to provide enhanced meteorological measurements to the National Weather Service for weather forecasting and air quality research.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is a Coastal Development Permit (CDP2014-00006) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the Local Coastal Program. In addition, the size and massing of the project are consistent with Federal Aviation Administration Advisory Circulars and nearby development. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.

APPLICATION DEEMED COMPLETE: July 15, 2014
DATE ACTION REQUIRED: September 13, 2014

The 2009 Master Archaeological Resource Assessment for the Santa Barbara Airport identified High, Medium, and Low Sensitivity Areas and established requirements for each area. The proposed project site is not located in any of the Sensitivity Areas. No cultural resources are anticipated to exist in the proposed project area. The Conditions of Approval (Exhibit A) require all earthwork to stop and an archaeologist to monitor any potential cultural resource discovery. Therefore, the proposed project is consistent with Policy F-3.

Policy C-12 of the Airport and Goleta Slough Local Coastal Plan states that new development shall be sited to protect water quality and minimize impacts to coastal waters by limiting disturbance of natural drainage features, vegetation, and storm water quality while also minimizing impervious surfaces. The proposed project would comply with Tier 2 storm water requirements in the Storm Water Management Plan. Storm water run-off from the majority of the project site would be directed southwesterly to the existing storm drain and catch basin approximately 2,000 feet west of the edge of pavement. The northern portion of the project would occupy a paved area which drains to the north and flows into a bioswale to the east of the proposed project site. No disturbance to natural drainage or native vegetation is anticipated to occur. Therefore, the proposed project is consistent with Policy C-12.

C. AIRPORT INDUSTRIAL AREA SPECIFIC PLAN (SP-6)

Policy V1 of the Airport Industrial Specific Plan encourages the preservation of the economic self-sufficiency of the Airport by allowing flexibility in land use. The proposed project would convert a vacant section of the airfield into leased space that would provide income to the Airport Department. The proposed project site is in the Airport Operations Area (i.e. behind the security fence) which limits the type of tenant and land use at the site. Therefore, the proposed project is consistent with Policy V1.

Policy CR2 of the Airport Industrial Specific Plan requires that archaeological resources be examined prior to applying for development review for new construction in the Plan Area. As stated above, the proposed project site is on transported fill and is not in an Archaeological Sensitivity Area. Therefore, the proposed project is consistent with Policy CR2 with incorporation of the Conditions of Approval.

D. ENVIRONMENTAL REVIEW

Staff prepared a Master Environmental Checklist for this project. No significant or potentially significant impacts were identified. The proposed project is exempt from the California Environmental Quality Act of 1970 (CEQA) because the project would involve electrical utility connections and a structure with an area of less than 2,500 square feet, and would not involve a significant amount of hazardous materials (CEQA Guidelines §15303(c)).

VII. FINDINGS

The Planning Commission finds the following:

A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.060)

1. The project is consistent with the policies of the California Coastal Act because it is located within an existing developed area that is able to accommodate it and the project will not have significant adverse effects to coastal resources, as described in Sections VI.B and VI.D above (Section 30250).
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code, because it would be constructed in previously disturbed areas and would not affect cultural or biological resources (Policies F-3 and C-12), as described in Section VI.B above.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated March 26, 2014
- D. ABR Minutes from May 27, 2014
- E. Relevant Local Coastal Plan Policies

PLANNING COMMISSION CONDITIONS OF APPROVAL

1605 CECIL COOK PLACE
MST2014-00163, CDP2014-00006
AUGUST 14, 2014

In consideration of the project approval granted by the Planning Commission, the following terms and conditions are imposed on the use of the project site:

- A. **Written Conditions Agreement.** The Applicant shall execute a *written instrument*, which shall be prepared by Planning staff and shall include the following:
1. **Approved Development.** The development approved by the Planning Commission on August 14, 2014 is limited to construction of an Atmospheric Research Observatory and associated equipment on approximately 2,400 square feet of land at the former US Forest Service air attack base viewing area and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
 2. **Uninterrupted Water Flow.** The Applicant shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 3. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 4. **Oak Tree Protection.** The existing tree shown on the Site Plan shall be preserved, protected, and maintained.
 5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Applicant shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, The Applicant shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, The Applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit are required to authorize such work. The Applicant is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
 6. **Pesticide or Fertilizer Usage.** The use of pesticides or fertilizer shall be prohibited within the project area, which drains directly into the Goleta Slough.
- B. **Requirements Prior to Permit Issuance.** The Applicant shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be

waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Community Development Department.**

- a. **Written Conditions Agreement.** The Applicant shall submit an executed written instrument, identified in condition A, to the Community Development Department prior to issuance of any building permits.
- b. **Drainage and Water Quality.** The project is required to comply with Tier 2 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Applicant shall submit worksheets from the Storm Water BMP Guidance Manual for Post Construction Practices prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual. Project plans for grading, drainage, storm water facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project.
- c. For any proprietary treatment devices that are proposed as part of the project's final Storm Water Management Plan, The Applicant shall provide an Operations and Maintenance Procedure Plan consistent with the manufacturer's specifications (describing schedules and estimated annual maintenance costs for pollution absorbing filter media replacement, sediment removal, etc.). The Plan shall be reviewed and approved by the Creeks Division for consistency with the Storm Water BMP Guidance Manual and the manufacturer's specifications.

After certificate of occupancy is granted, any proprietary treatment devices installed will be subject to water quality testing by City Staff to ensure they are performing as designed and are operating in compliance with the City's Storm Water MS4 Permit.

- d. **Requirement for Archaeological Resources.** The following information shall be printed on the site plan if no grading plan:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation

and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

- e. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Applicant	Date	
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- C. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by Applicant and/or the Applicant's Contractor for the duration of the project construction, including demolition and grading.

- 1. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Contractor, site rules and Conditions of Approval pertaining to construction

activities, and any additional information that will assist Building Inspectors, Police Officers and the public in addressing problems that may arise during construction.

2. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, and construction conditions, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the Airport Department Maintenance and Facility Planning and Development Divisions, Contractor and each Subcontractor.
3. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays: (look at longer or shorter hours, no Saturday construction, depending on project location; also consider special hours for non-noisy construction; e.g., 7:00-8:00 a.m.)

New Year's Day	January 1st*
Martin Luther King, Jr. Day	3rd Monday in January
George Washington's Birthday	3rd Monday in February
César E. Chavez Day	March 31
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

4. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
5. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
6. **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nests(s).
7. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and The Applicant shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

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A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

D. General Conditions.

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
2. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings and other features shall be located substantially as shown on the plans approved by the Planning Commission.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

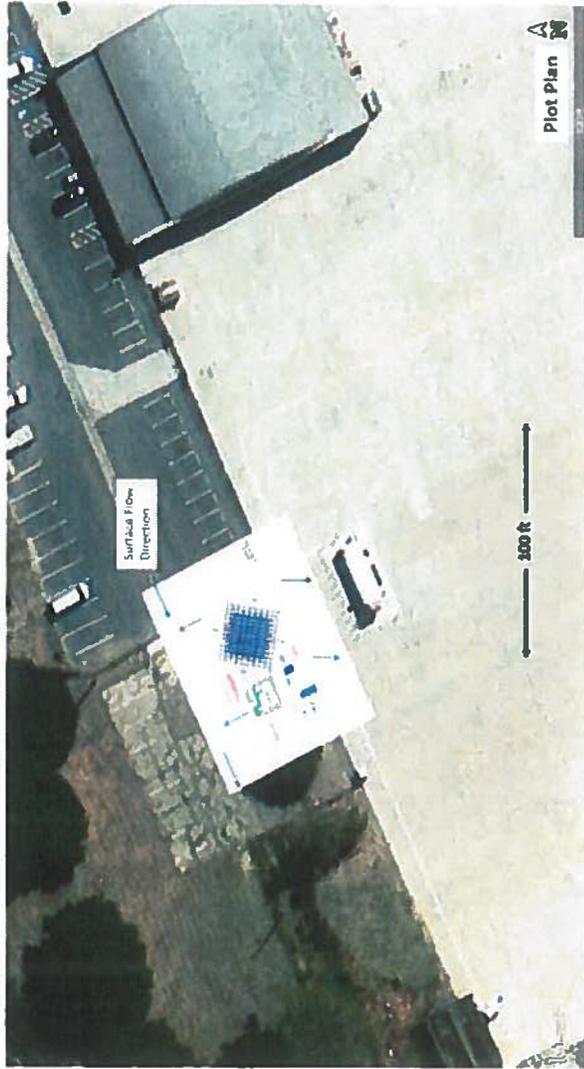
Applicant shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from

independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. Otherwise explicitly modified by conditions of approval for the coastal development permit.
2. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
3. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.



PROJECT STATISTICS AND DATA

PROJECT ADDRESS:
 SANTA BARBARA AIRPORT
 1605 CECIL COOK PLACE
 SANTA BARBARA, CA 93117

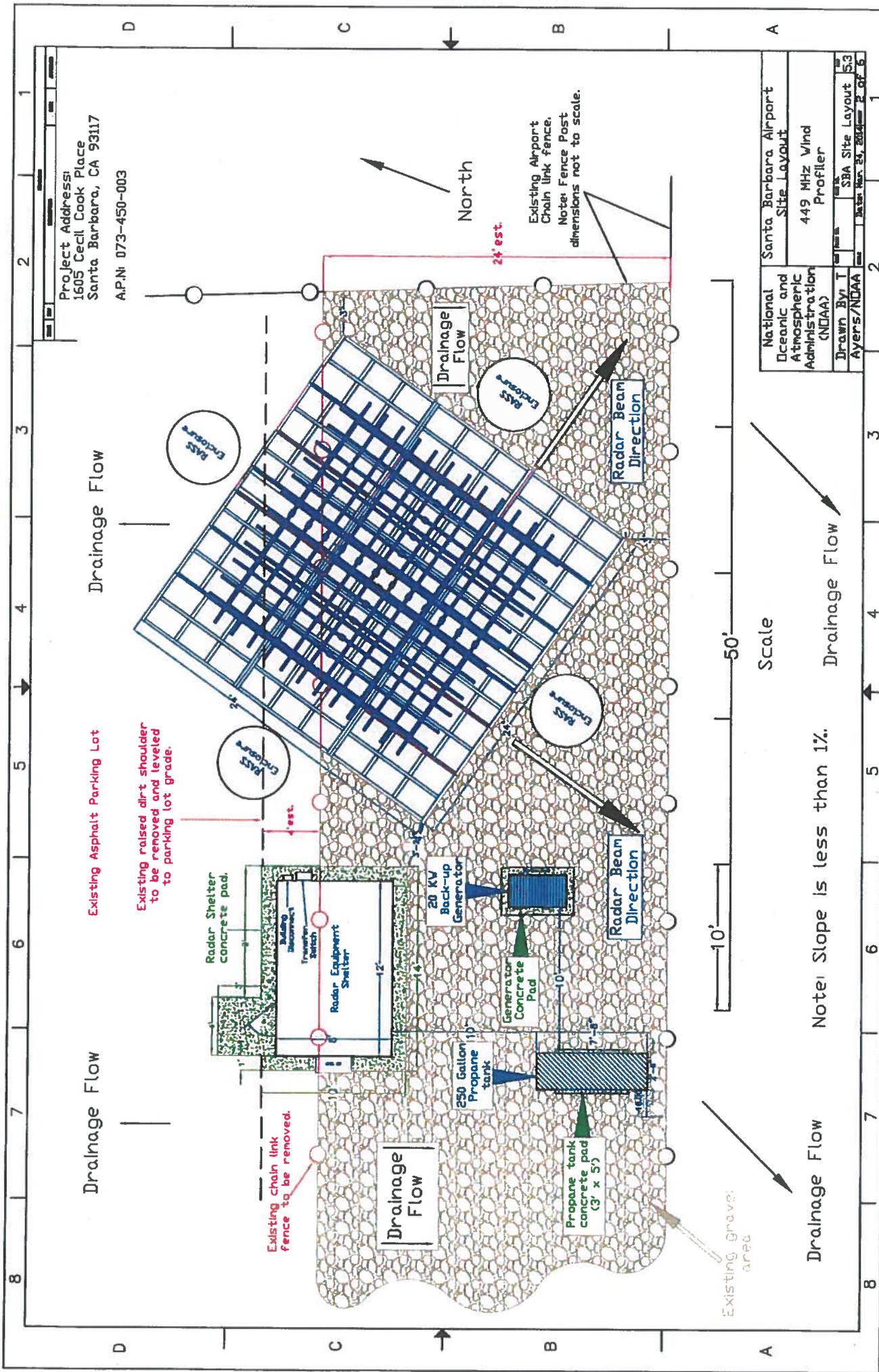
OWNER INFORMATION:
 CITY OF SANTA BARBARA
 CONTACT: HAZEL JOHNS
 ACTING AIRPORT DIRECTOR
 805-967-7111

APPLICANT INFORMATION:
 CLARK W. KING (NOAA)
 325 BROADWAY
 BOULDER, CO 80305
 303-497-6381

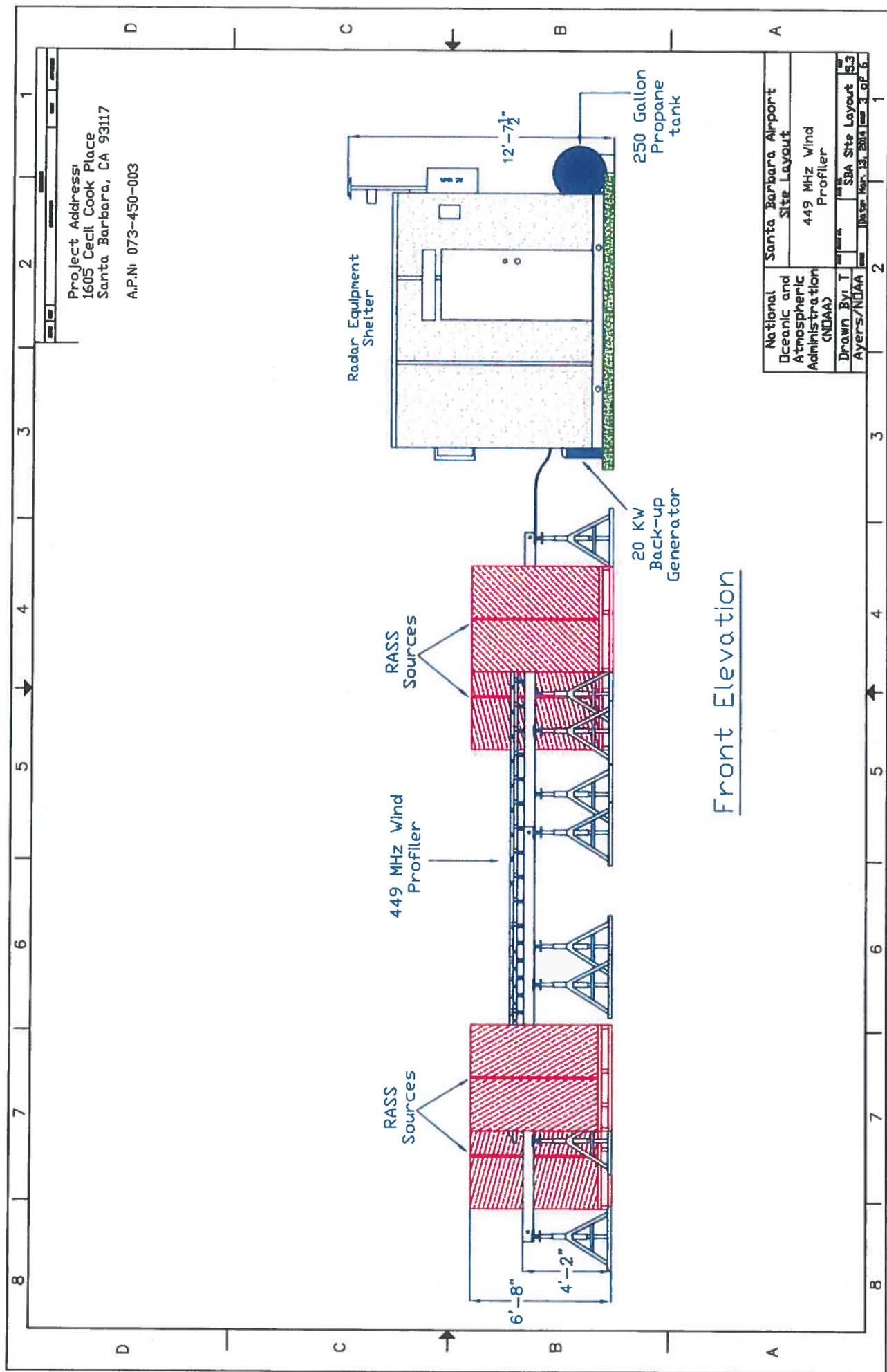
A.P.N.: 073-450-003
 LAND USE ZONE: A-F, S-D-3
 LOT SIZE: 60' X 40'
 AVERAGE SLOPE: < 1%

City of Santa Barbara
NOAA Atmospheric River Observatory
Cover Sheet

Exhibit B

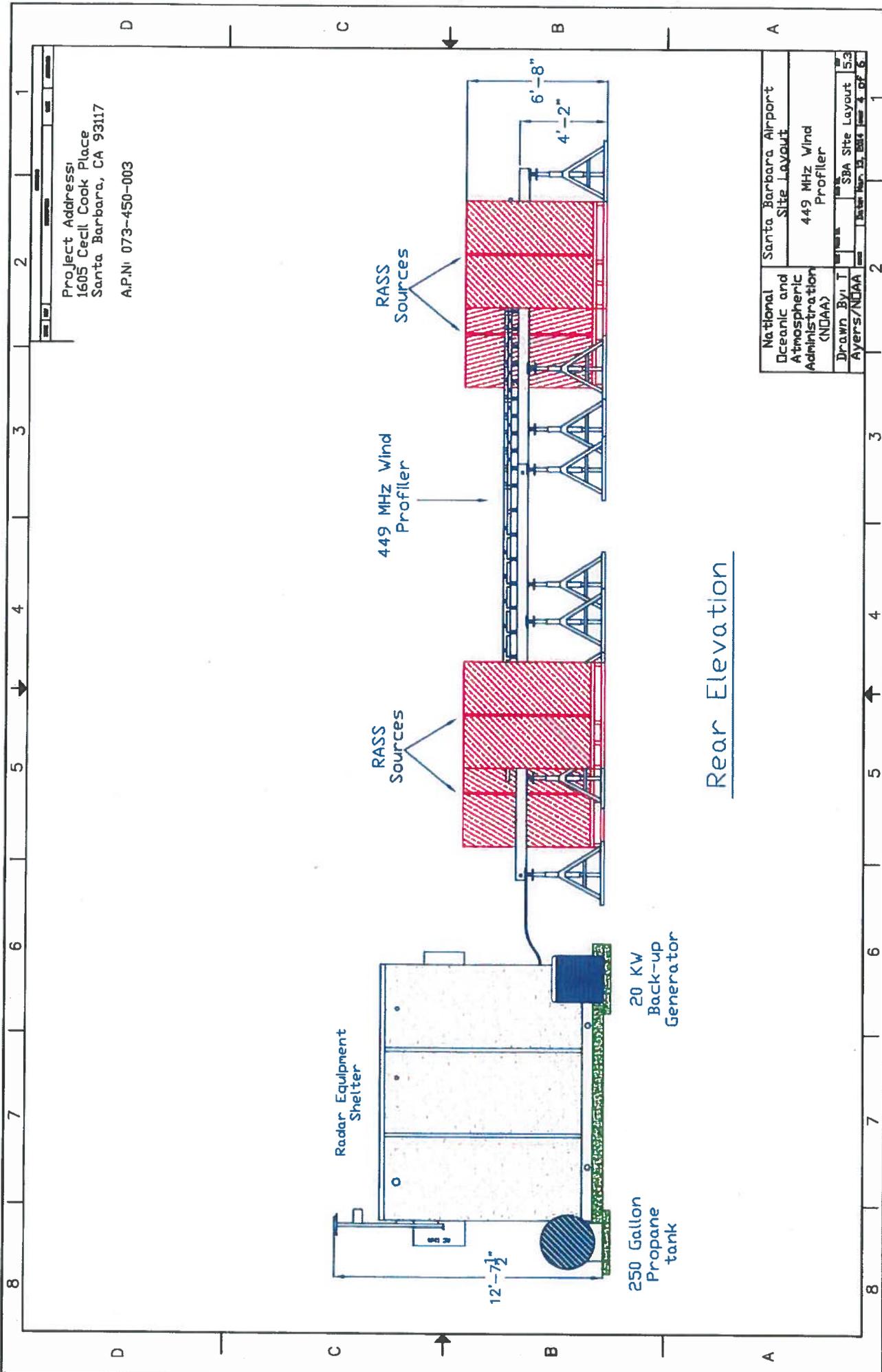


National Oceanic and Atmospheric Administration (NOAA)	Santa Barbara Airport Site Layout
Drawn By: T Ayers/NOAA	449 MHz Wind Profiler
Sheet No. SA 2004-2 of 6	SBA Site Layout 5.3



National Oceanic and Atmospheric Administration (NOAA)	Santa Barbara Airport Site Layout
Drawn By: J. Ayers/NOAA	449 MHz Wind Profiler
NOAA	SBA Site Layout
NOAA	NOAA

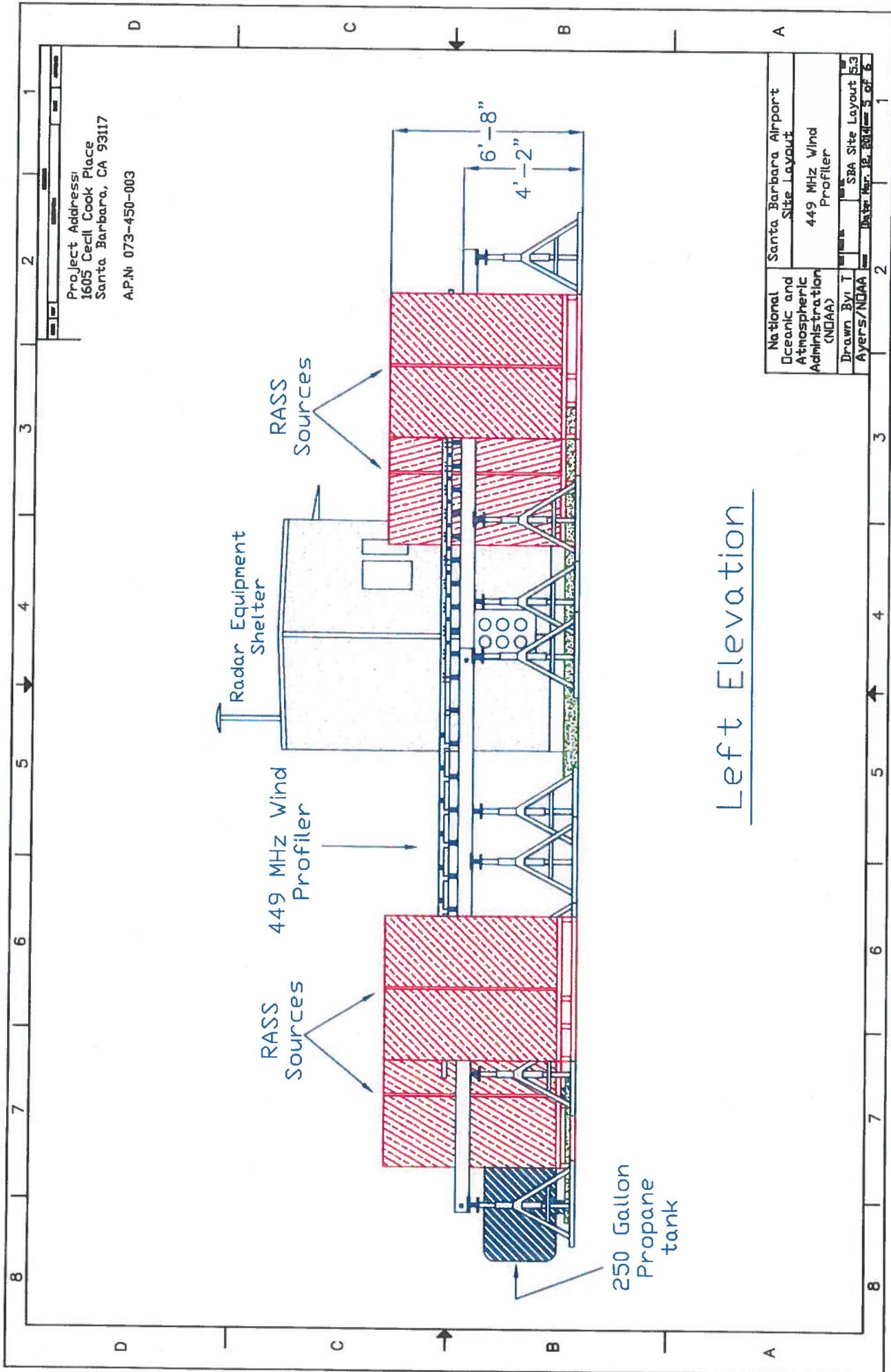
NOAA



Project Address:
 1605 Cecil Cook Place
 Santa Barbara, CA 93117
 APN: 073-450-003

Rear Elevation

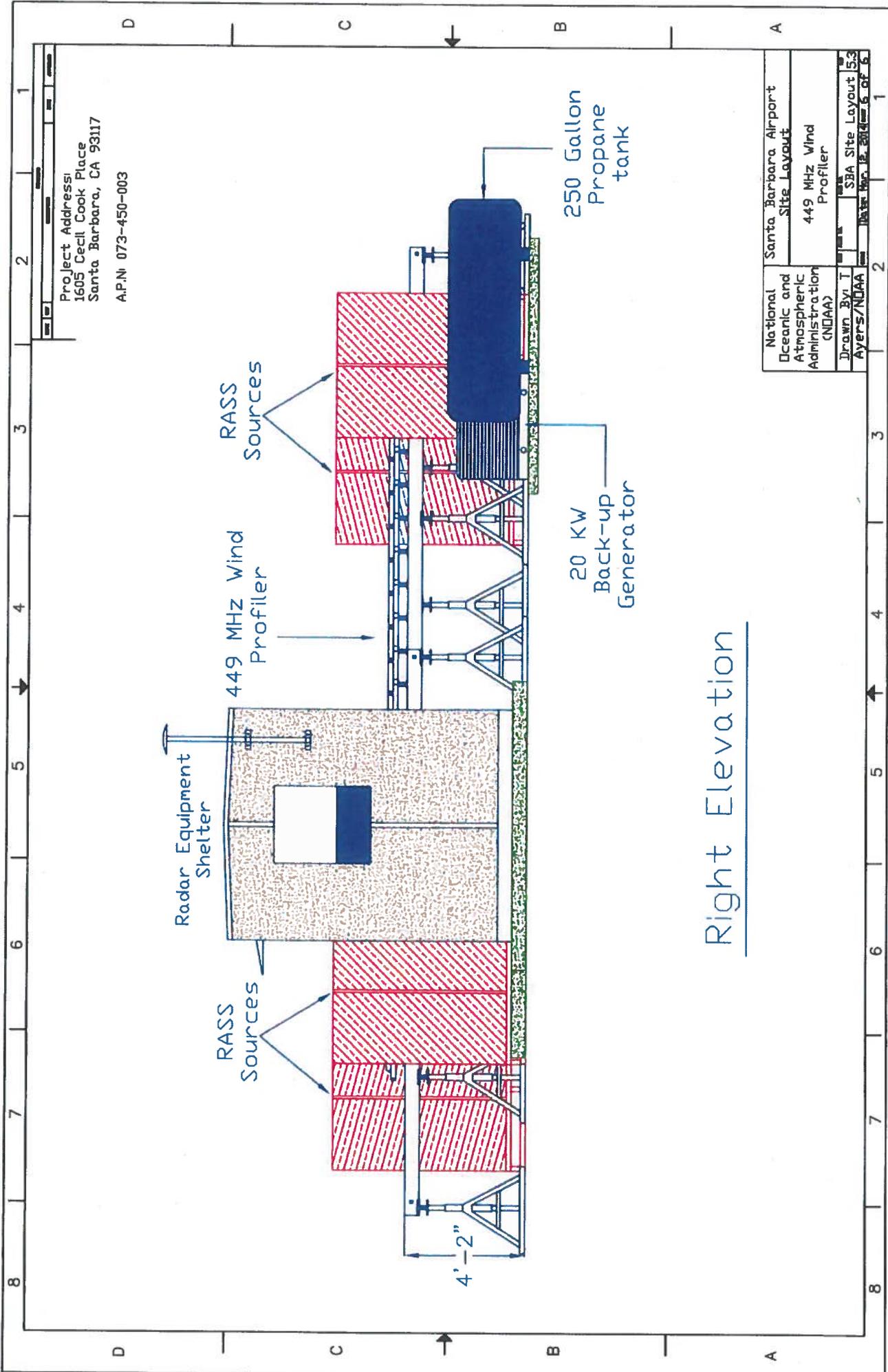
National Oceanic and Atmospheric Administration (NOAA)	Santa Barbara Airport Site Layout
Drawn By: T Ayers/NOAA	449 MHz Wind Profiler
Scale: 1/8" = 1'-0"	SBA Site Layout 5.3
Issue: 1	Date: 12/15/04



Project Address:
 1605 Cecil Cook Place
 Santa Barbara, CA 93117
 A.P.N. 073-450-003

National Oceanic and Atmospheric Administration (NOAA)	Santa Barbara Airport Site Layout
	449 MHz Wind Profiler
Drawn By: J. Ayers/NOAA	SBA Site Layout 5.3
	Date: Apr. 18, 2014 5 of 6

Left Elevation



Right Elevation

National Oceanic and Atmospheric Administration (NOAA)	Santa Barbara Airport Site Layout
Drawn By: T. Ayers/NOAA	449 MHz Wind Profiler
	SBA Site Layout 5.3
	Date: 12.01.06



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
Office of Oceanic and Atmospheric Research
Earth System Research Laboratory
325 Broadway – David Skaggs Research Center
Boulder, Colorado 80305-3328

March 26, 2014

To: The Santa Barbara Planning Commission

We are seeking a Coastal Development Permit and need approval from the planning commission. The National Oceanic and Atmospheric Administration (NOAA), in partnership with the California Department of Water Resources, is installing a statewide network of four Atmospheric River Observatories (AROs) extending south to north from Goleta, CA to McKinleyville, CA. AROs consist of a suite of meteorological instruments designed to monitor extreme winter precipitation events and also to provide other valuable meteorological measurements used by the National Weather Service for weather forecasting and air quality issues. An ARO consists of one 449-MHz wind profiler mounted on a 24 foot square antenna frame, surrounded by four, 5 foot diameter Radio Acoustic Sounding System (RASS) sources, an integrated water-vapor sensor using a GPS receiver, tripod mounted surface meteorological instrumentation, and an 8 foot wide by 12 foot long by 10 foot high equipment shed built to Santa Barbara/Goleta building codes, which houses the radar electronics. A 20 Kilowatt, Kohler model 20 RESA propane powered California Air Resources Board (CARB) certified emergency backup generator and associated 250 gallon propane fuel tank will also be included with this system. A site at the Santa Barbara Airport was chosen as the optimal location for the southern site. The first ARO was installed in Bodega Bay, CA (see attachment 1) in March 2013 with sites in Big Sur and McKinleyville scheduled for installation during the summer of 2014.

The project site is located at 1605 Cecil Cook Place on Santa Barbara Airport property and consists of a 60' x 40' (2400 square feet) leased area formally occupied by the U.S. Forest Service for an employee parking area and a visitor viewing area for their aircraft operations. The airport self-service fueling facility is just southeast of the site and Caneros Creek is 300' to the northwest. Run-off flow from the site is in a southwesterly direction toward a catch basin and storm drain number DI-X07-028 and in a northwesterly direction into a small ditch that drains to the southwest into a vacant field.

Site preparation is expected to take approximately one week. The site preparation process will require the removal of two non-native trees, one non-native bush, six concrete parking stops, 90 linear feet of chain link fence and footings, and a 5' x 50' planter area (see attachment 2). Also, aggregate base will be added, if needed, to the existing aggregate to level the grade, requiring approximately 4 cubic yards (see attachment 3). Plant, fence and landscaping debris will be taken to Marborg Recycling; 119 N Quarantina St, Santa Barbara, CA 93103, phone; (805) 963-1852, or the County Transfer Station at 4430 Calle Real, Santa Barbara, CA, phone: (805) 681-4335. A 6 inch thick concrete pad will be poured for the equipment shelter; 4 inch thick for the propane



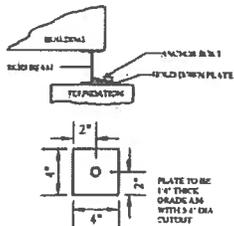
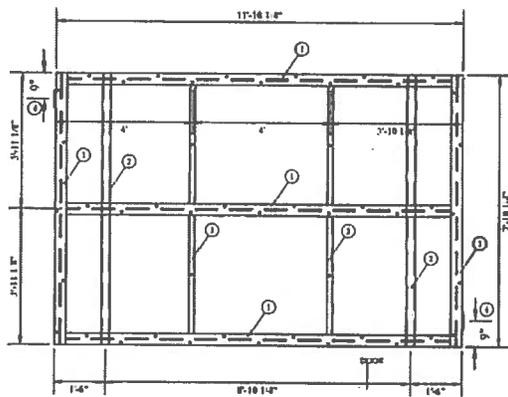
tank, and 4 inch thick for the emergency backup generator (see attachment 4). Concrete and asphalt debris can be taken to the business yard of the contractor who is selected to perform the site preparation. An electrician will be hired to run 120/240 Volt, 100 amp AC service to the equipment shed. Electrical conduit will need to be buried, but most conduit will lie within ground already disturbed from tree and planter area removal. When operational the site is unmanned so no water or sewer services will be required.

The staging area for the construction equipment and workers vehicles will be the parking lot at the west end of Cook Place just outside of the fenced lease property. A gate is located at the west end of the parking lot for access to the airport secured area. All construction personnel will be escorted and monitored while on airport property by airport badged NOAA or construction company employees.

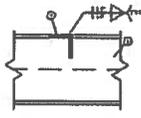
After the site preparation is completed, the ARO equipment shed (see attachment 5) and instrumentation will arrive on a 53' flatbed trailer and offloaded with a crane. The equipment shed, generator, and propane tank will be placed on concrete pads and secured using anchor bolts. The wind profiler and RASS requires approximately three to four days to assemble by NOAA engineers. Delivery and offloading will all occur within the airport perimeter fence. All delivery and NOAA personnel will be escorted and monitored while on airport property by airport badged NOAA employees.

When the installation is completed, the amount of impermeable surfaces will increase by 100 square feet.

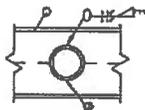
Once the ARO becomes operational, the site is unmanned and requires bimonthly visits by NOAA personnel for data backups and equipment checks. There is no parking requirement for the site. During site visits NOAA personnel will park in existing parking spaces adjacent to the site on Cecil Cook Place. The RASS will create a new noise source for the area. The RASS consists of four vertically pointing acoustic sources encased in fiberglass, foam-lined, noise suppression enclosures (shown in attachment 1). The enclosures act to suppress sounds from traveling horizontally in the atmosphere. The RASS transmits acoustic signals, centered on a frequency of 1 KHz, vertically into the atmosphere for 5 minute intervals every hour. The combination of the 449-MHz wind profiler and the RASS allows for the determination of the vertical temperature profile. In January 2014, NOAA performed a series of sound measurements at its Bodega Bay ARO site in Bodega Bay, CA to provide background information to the County of Humboldt Planning Division for the proposed ARO site at the Arcata-Eureka Airport in McKinleyville, CA (see attachment 6). Results of the study showed that sound levels generated by the Radio Acoustic Sounding System (RASS) rapidly decrease to near ambient levels within 500' of the sound sources. During the study, RASS sounds were detectible to the human ear at distances up to 2500' from the sound source although at distances from 1500' to 2500' these sounds were barely audible. The measurements were made under what would be considered to be optimal sound propagation conditions with a cool moist layer at the surface and a warm, dry layer aloft, conditions that are common in the Santa Barbara area. If the sound levels generated by the



1 1/2" = 1' SCALE
ANCHOR PLATE DETAIL



1 1/2" = 1' SCALE
SECTION "A-A"



1 1/2" = 1' SCALE
SECTION "B-B"

3/8" = 1' SCALE
TOP VIEW

WELDED ASSEMBLY

NOTES:
1 FINISH PAINTED WITH RUST PREVENTATIVE PAINT.

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS SHOWN ON THIS DRAWING SHALL HAVE THE FOLLOWING TOLERANCE:
FRACTION ± 1/8"
ANGLE ± 2°

THIS DRAWING CONTAINS PROPRIETARY INFORMATION OF THERMOBOND BUILDINGS, LLC. IT IS INTENDED SOLELY FOR THE INFORMATION AND USE OF PARTIES OPERATING AND MAINTAINING THE EQUIPMENT DESCRIBED HEREIN AND MAY NOT BE USED, REPRODUCED OR DISCLOSED TO ANY OTHER PARTIES FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THERMOBOND BUILDINGS, LLC.

				TOTAL BLACK STEEL WEIGHT	606.24
4	3		6" X 6" GROUNDING PLATE		
3	4	A36	ANGLE SUPPORT (2 X 2 X 1/4)		43.72
2	2	A500B	PIPE SUPPORT (2" NOM. SCH 40)		119.12
1	5	A992	BEAM SUPPORT (W6 X 9) GRADE 50		443.48
NO.	QTY.	GRADE	DESCRIPTION	WEIGHT	

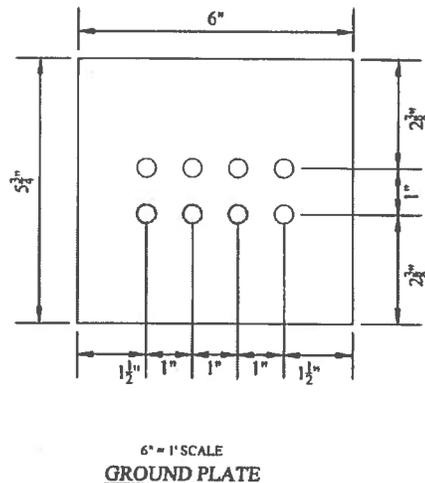
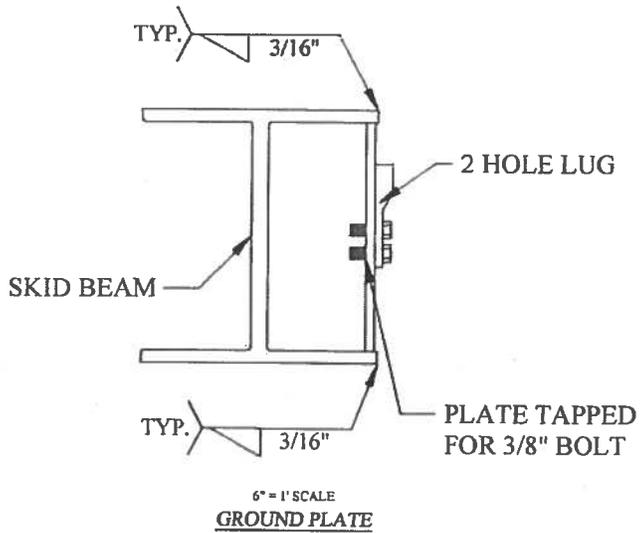
LIST OF MATERIAL

THERMOBOND BUILDINGS



800 N. Court P.O. Box 445, Elk Point, SD 57025-0445
Phone: 605-732-7200 Fax: 605-732-7200

Scale: NONE	Title: BOX SKID ASSEMBLY FOR
Date: 7/31/12	8'W. OD X 12'L. OD X 8'H. ID BUILDING
Drawn By: DJK	Project Number: 1201-06D
Checked By: [Blank]	Sheet Number: NO.44
	Drawing Number: 15B0812
	PAGE 1 OF 2



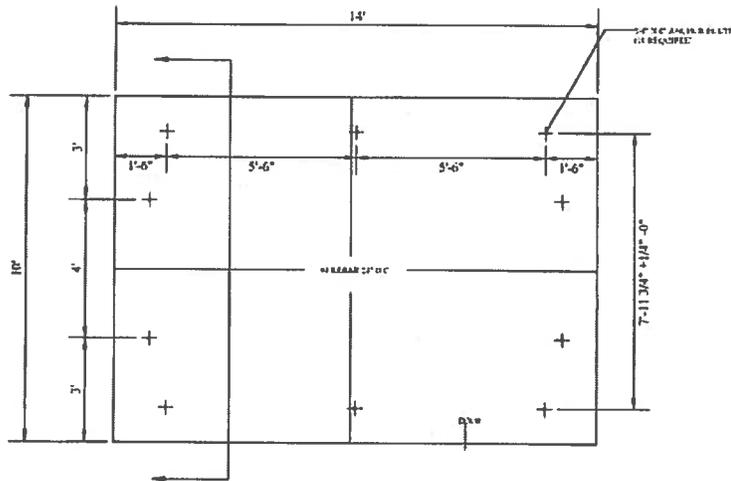
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 BUILDINGS, LLC.

THERMOBOND
 BUILDINGS

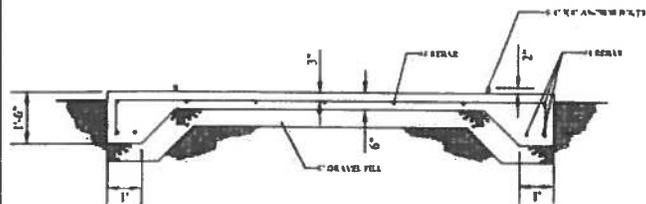


209 N. Court, P.O. Box 446, Elk Point, SD 57025-0446
 Phone: 605-258-2500, www.thermobond.com

Date: ADNE Date: 7/31/12 Drawn By: DJO	Title: SKID GROUNDING PLATE DETAIL
PROJECT NUMBER: 1201-06D	PROJECT NAME: VO-44
Drawing Number: 15B0812	
PAGE 2 OF 2	



PLAN VIEW



SECTION "A-A"

NOTES:

1. CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSION STRENGTH OF 4000 PSI WITHIN 28 DAYS.
2. ALL WIRE MESH TO HAVE A MINIMUM OF 2" CONCRETE COVER

THIS DRAWING CONTAINS PROPRIETARY INFORMATION OF THERMOBOND BUILDINGS, LLC. IT IS ISSUED SOLELY FOR THE OPERATING AND INSTALLING THE EQUIPMENT SPECIFICALLY DESIGN AND MAY NOT BE USED, REPRODUCED OR ENCLOSED TO ANY OTHER PARTIES FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THERMOBOND BUILDINGS, LLC.

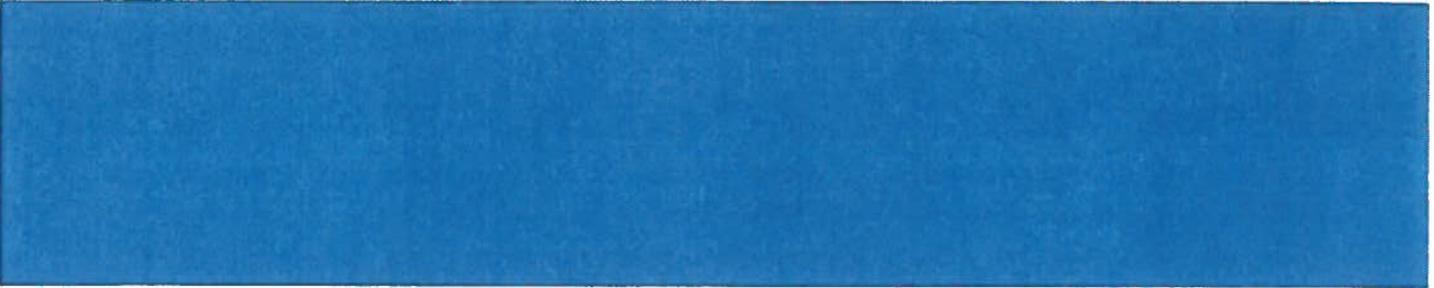
THERMOBOND BUILDINGS

209 B. Court, P.O. Box 445, Elk Point, SD 57025-0445
Phone: 605-326-3300, www.thermobond.com

Scale: NONE	Title: SLAB FOUNDATION FOR 8'W. OD X 12'L. OD X 8'H. ID BUILDING
Date: 7/31/13	Drawn By: DJO
Project Number: 1201-06D	Project Name: NO.44
	Drawing Number: S15B0812

PAGE 1 OF 1

Attachment 6



SOUND STUDY REPORT FOR
THE PROPOSED NOAA
ATMOSPHERIC RIVER
OBSERVATORY AT THE ARCATA-
EUREKA AIRPORT

Clark King

NOAA Environmental Technology Laboratory

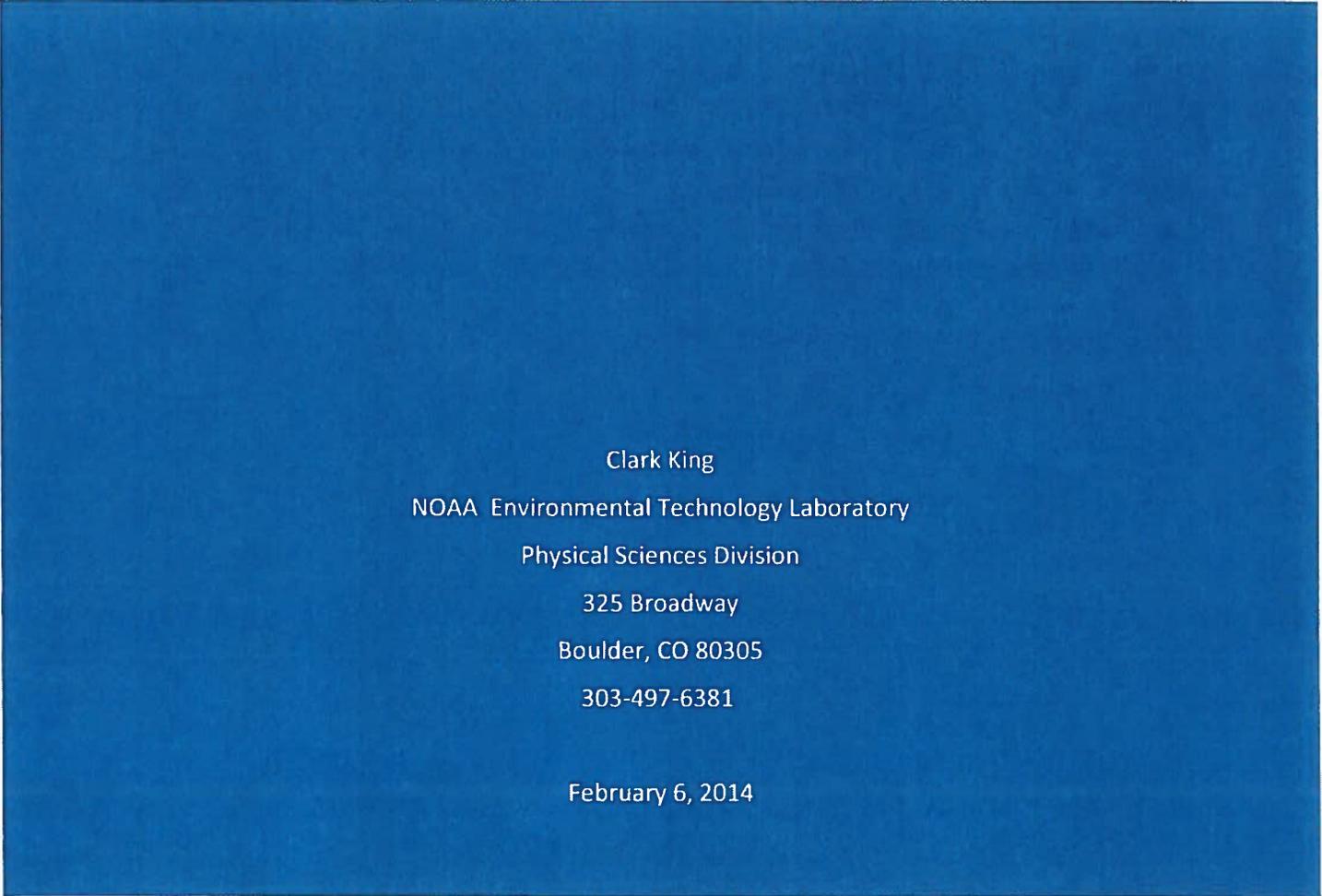
Physical Sciences Division

325 Broadway

Boulder, CO 80305

303-497-6381

February 6, 2014



Introduction

The National Oceanic and Atmospheric Administration (NOAA) is installing four Atmospheric River Observatories (AROs) along the California coast at locations from south to north from Santa Barbara to Big Sur to Bodega Bay to McKinleyville. The Bodega Bay site was installed in March 2013. Point Sur near Big Sur is scheduled for April 2014 with Santa Barbara and McKinleyville scheduled for late summer 2014. The primary purpose of the AROs is to monitor atmospheric conditions during extreme precipitation events but are also useful in monitoring the depth of the marine layer, which is valuable for fog forecasting, the height of the melting layer for determining the snow level, and monitoring the dispersion conditions for air quality forecasting.

Each ARO consists of an equipment shelter, a 449-MHz wind profiling radar, a Radio Acoustic Sounding System (RASS), and a 10-m meteorological tower (Fig. 1). The RASS consists of four vertically pointing acoustic sources encased in fiberglass, foam-lined, noise suppression enclosures. The enclosures act to suppress sounds from traveling horizontally in the atmosphere. The RASS transmits acoustic signals, centered on 1 KHz, vertically into the atmosphere for 5 minute intervals every hour. The combination of the 449-MHz radar wind profiler and the RASS allows for the determination of the speed of sound as a function of altitude, from which virtual temperature profiles can be calculated.

Because of the use of a Radio Acoustic Sounding System, the County of Humboldt Planning Division suggested that an adequate sound study needed to be performed as part of the permitting process. The proposed NOAA site in McKinleyville is located at the Arcata-Eureka Airport (ACV), approximately 900' northwest of the terminal, between runways 14/32 and 1/19. Figure 2 shows the location of the RASS sound sources in relation to the closest residences and hotel. The closest residences are located 1700' from the sound sources while the Holiday Inn Express is 1400' from the proposed site. To satisfy the sound study requirement, NOAA made a series of sound measurements at the Bodega Bay ARO site in January 2014.



Fig. 1. NOAA Atmospheric River Observatory at the Bodega Marine Laboratory in Bodega Bay, CA. The 10-m meteorological tower is on the left, the 449-MHz wind profiler is surrounded by the RASS acoustic sources in the center, and the equipment shelter is on the right.



Fig. 2. Proposed location of RASS acoustic sources at ACV in relation to the closest residences and hotel.

Sound Study

The Bodega Bay site (BBY) was chosen for the sound study as the equipment and the operation of RASS is identical to that proposed for the ACV site. Similar to the proposed McKinleyville site, Bodega Bay is located within a marine environment, frequented by strong marine inversions. This type of inversion is characterized by cool moist marine air below a layer of dry, warm air. Because of different refractive indexes between the two layers, sound can bounce off the layers and travel longer distances than under well mixed atmospheric conditions. For this reason, a day characterized by a relatively strong marine inversion was chosen for the sound study at Bodega Bay. On January 14, 2014, two periods of the day were chosen for the sound measurements. The morning measurements occurred between 0851 and 1107 PST and the evening measurements between 1936 and 2057 PST. Surface meteorological conditions, obtained from the NOAA tower at BBY, showed morning temperatures warming from 11 to 13° C, relative humidity between 60 and 80%, clear skies, and winds less than 4 ms⁻¹ from the southeast. RASS measurements showed the presence of a fairly strong surface-based inversion with a depth of approximately 400 m and a strength between 10 to 12° C, with a weaker stable layer above (Fig. 3). Evening conditions showed temperatures between 8 and 9° C, relative

humidity near 100%, patchy fog, and winds less than 2 ms^{-1} from the southeast. The surface-based inversion remained about 400 m in depth but had strengthened to 16° C (Fig. 4).

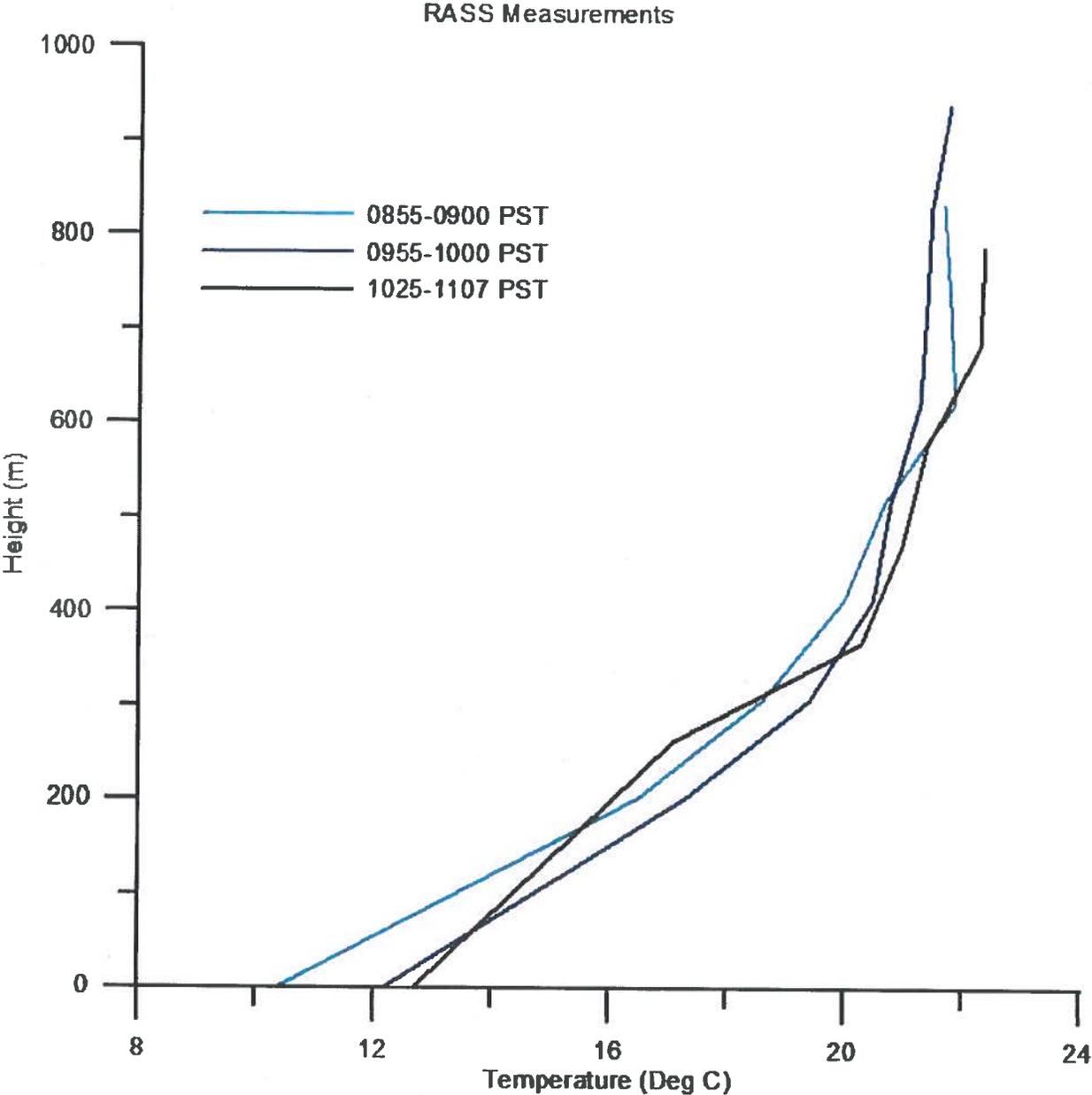


Fig. 3. RASS measurements made during the period of the morning sound study showing the presence of a 400-m deep surface-based inversion.

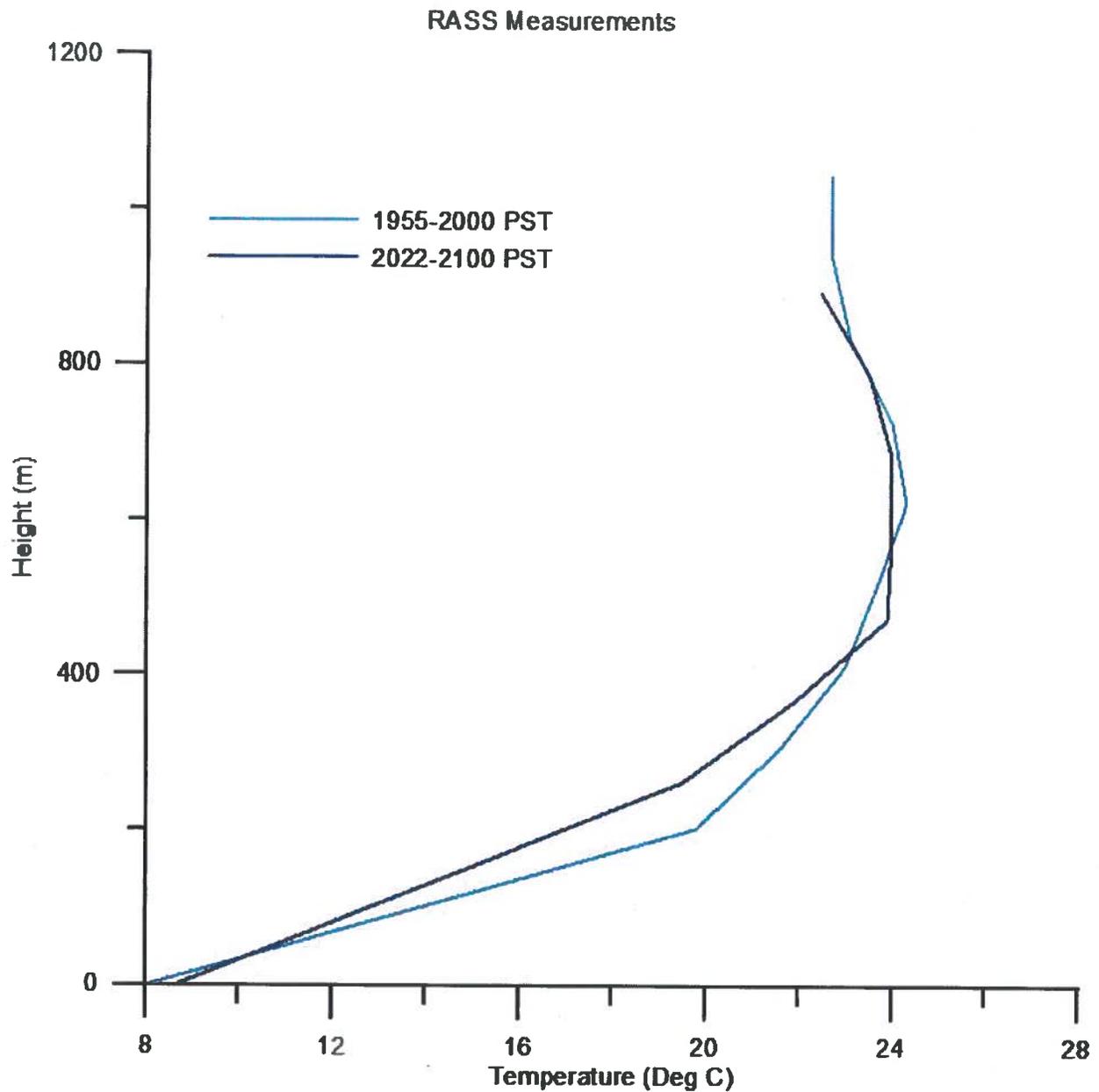


Fig. 4. RASS measurements made during the period of the evening sound study showing the presence of a strong, 400-m deep, surface-based inversion.

The instrument used for the sound measurements was a Casella Measurement CEL-620B Digital Sound Level Meter (SN 2421503). The meter measures all noise parameters simultaneously with necessary time and frequency weightings with a measurement range of 20-140 decibels. The decibel (dB) is the standard unit for measuring sound level and noise exposure. The meter is integrating so measures average noise levels as well as peak levels. The instrument was calibrated using a manufacturer supplied acoustic calibrator that generated a 1 KHz reference tone and a reference sound pressure level of 114 dB. The instrument passed calibration both before and after the measurements were taken. All measurements were made for a 1-minute

duration. A windshield was used to cover the microphone to eliminate any wind interference. **A weighting**, used for these measurements, is the usual method of adjusting the measured sound pressure level so that the measurements represent the frequency response of the human ear. Measurements were made using **Fast time weighting** which defines how quickly the instrument responds to changes in sound pressure level. With this setting, the instrument applies a 1/8-second time constant to the sound pressure level.

On January 14, 2014, Dr. Clark King, a meteorologist with NOAA, collected sound measurements during two distinct periods of the day (0900-1100 PST and 1930-2100 PST) using the CEL-620B meter. One minute duration measurements were made at 2', 250', and at 500' intervals between 500' and 4000' in a straight line projecting southeast from the acoustic sources along the entrance road to the site (Fig. 5). Measurements were made with the RASS turned on and turned off.



Fig. 5. Google Earth image showing locations of sound level measurements made at the Bodega Marine Laboratory in Bodega Bay, CA.

Results of the measurements are shown in Table 1. A total of 49, 1-minute duration, sound level measurements were made on January 14th. Six of these were eliminated from the analysis because of vehicles passing the sampling location during the measurement interval, one because of a power saw being turned on during the measurement interval, and one was a test

Table 1. Results of sound measurements on January 14, 2013.

Run #	Time (PST)	Dist. (ft)	RASS	L _{Aeq}	L _{AF} max	L _{AF} min	Peak (Hz)	L _{Aeq} @ peak	L _{AF} max @ peak	L _{Aeq} @ 1 KHz	L _{AF} max @ 1 KHz
2	851	2	Off	42.3	51.3	39.3	500	35.7	48.4	35.0	44.7
3	855	2	On	85.1	88.8	76.0	1000	85.2	88.9	85.2	88.9
4	915	250	Off	48.0	55.2	47.3	500	41.4	51.5	40.5	48.6
5	931	500	Off	42.3	51.5	40.7	4000	29.1	49.7	34.0	39.1
6	935	1000	Off	42.8	49.0	38.5	500	37.4	48.9	34.2	38.9
9	942	1500	Off	42.9	47.9	37.6	500	37.2	47.2	34.1	40.0
10	946	2000	Off	39.1	59.5	33.6	1000	30.9	54.9	30.9	53.5
11	950	2500	Off	37.2	46.6	32.7	500	34.2	47.2	28.4	32.4
12	953	3000	Off	40.5	52.9	37.4	1000	34.5	50.0	34.5	48.3
13	957	3500	On	42.1	51.0	38.1	500	38.6	51.8	35.4	45.6
15	1002	3500	Off	42.1	47.0	39.6	500	39.5	47.4	36.0	38.5
16	1008	4000	Off	43.6	61.5	39.2	500	39.7	58.5	33.4	57.9
17	1026	250	On	55.6	58.7	52.0	1000	55.2	58.5	55.2	58.5
20	1038	4000	On	39.6	48.6	35.4	500	37.7	49.3	33.9	39.6
21	1043	3000	On	36.5	45.8	33.2	500	32.8	46.3	29.0	37.4
22	1046	2500	On	36.8	41.5	33.5	500	34.0	41.7	28.6	34.8
24	1051	2000	On	37.8	45.7	35.1	500	34.7	46.4	30.3	34.4
25	1054	1500	On	40.9	46.1	37.7	500	34.0	44.1	30.3	37.4
27	1059	1000	On	43.2	46.4	39.2	500	37.2	40.0	37.2	40.0
28	1103	500	On	45.1	54.7	43.3	500	37.8	51.3	40.4	49.6
29	1107	2	On	81.8	84.7	74.1	1000	81.7	84.7	81.7	84.7
30	1936	4000	Off	48.2	57.5	41.5	500	47.8	58.4	39.7	44.1
31	1940	3500	Off	43.7	47.5	41.2	500	39.6	46.9	39.0	43.6
32	1944	3000	Off	41.6	45.8	39.3	500	37.5	44.9	36.4	44.8
33	1948	2500	Off	41.9	49.4	38.6	250	35.0	46.5	36.9	44.4
34	1952	2000	Off	44.8	47.2	41.8	500	39.9	45.0	40.6	43.9
35	1955	2000	On	43.3	48.4	41.1	500	40.1	45.3	37.9	44.6
36	1957	1500	On	52.2	56.1	47.9	500	46.3	52.1	47.4	52.1
37	2003	1500	Off	53.8	57.2	49.7	500	48.2	53.4	49.4	52.7
38	2007	1000	Off	57.1	65.5	52.7	1000	53.8	62.4	53.8	62.4
39	2011	500	Off	47.8	51.0	45.6	500	41.9	46.8	40.9	45.1
40	2015	250	Off	44.8	51.7	42.9	500	38.8	48.3	37.4	43.9
41	2022	250	On	53.9	55.5	50.9	1000	52.8	54.6	52.8	54.6
42	2025	500	On	44.5	47.8	42.4	500	40.7	44.7	40.7	44.7
43	2030	1000	On	49.7	54.0	47.5	1000	44.5	49.7	44.5	49.7
44	2035	1500	On	50.1	55.1	46.6	500	46.3	54.3	45.0	48.9
45	2040	2000	On	47.4	52.7	44.0	1000	42.5	51.0	42.5	51.0
46	2045	2500	On	45.5	52.8	42.0	500	43.7	52.9	39.3	49.4
47	2049	3000	On	43.5	50.5	40.6	500	41.9	50.9	36.6	40.5
48	2053	3500	On	45.1	55.9	41.7	500	43.6	56.8	38.3	44.9
49	2057	4000	On	46.2	54.4	41.8	500	44.3	55.1	40.3	47.9

run before the start of the measurements. Table 1 lists the run number, the time at the start of the run, the distance from the RASS sources, the average A-weighted sound level over the one-minute averaging period (L_{Aeq}), the maximum A-weighted sound level during the averaging period ($L_{AF\ max}$), the minimum A-weighted sound level during the averaging period ($L_{AF\ min}$), the peak frequency within 11 bands with center frequencies from 16 Hz to 16 KHz (Peak), the average A-weighted sound level over the one-minute averaging period at the peak frequency ($L_{Aeq\ @\ peak}$), the maximum A-weighted sound level during the averaging period at the peak frequency ($L_{AF\ max\ @\ peak}$), the average A-weighted sound level over the one-minute averaging period at 1 KHz ($L_{Aeq\ @\ 1\ KHz}$), and the maximum A-weighted sound level at 1 KHz during the averaging period ($L_{AF\ max\ @\ 1\ KHz}$). The following four figures summarize the results of the measurements. Figures 6 and 8 show results for all frequencies and Figures 7 and 9 show results for frequencies at 1 KHz to match the RASS center frequency. Figure 6 shows the average A-weighted sound level for all frequencies versus the distance from the sound source with RASS turned off (ambient noise levels) and with RASS turned on for the 0851 to 1107 PST measurement period. The graph shows sound levels with RASS turned on rapidly decrease to ambient levels within 500' of the sound source. However, RASS sounds were detectable to the human ear at distances up to 2500' from the source, although barely audible at that distance. Figure 7 shows the average A-weighted sound level centered on 1 KHz versus the distance from the sound source for both ambient levels and with RASS turned on for the AM measurement period. Again, sound levels drop to near ambient levels between 500 and 1000' from the sound source. Figure 8 shows the average A-weighted sound level for all frequencies versus the distance from the sound source for ambient noise levels and with RASS turned on for the 1936 to 2057 PST measurement period. As with the AM measurements, the graph shows sound levels with RASS turned on rapidly decrease to ambient levels within 500' of the sound source. In contrast to the AM measurements, RASS sounds were barely detectable to the human ear at a distance of 1500' from the source. Figure 9 shows the average A-weighted sound level centered on 1 KHz versus the distance from the sound source for both ambient levels and with RASS turned on for the PM measurement period. Again, sound levels drop to near ambient levels 500' from the sound source.

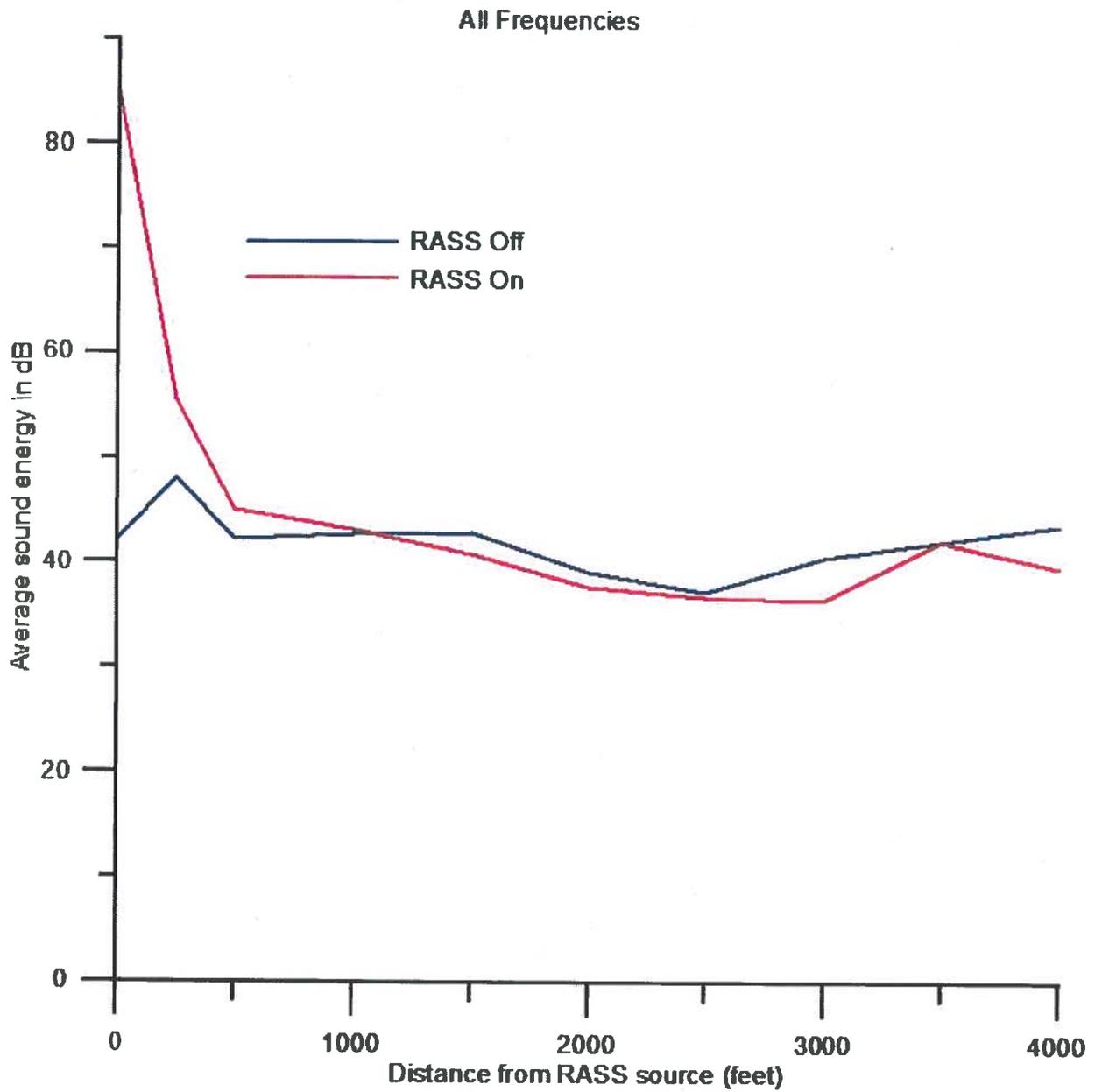


Fig. 6. Average A-weighted sound level for all frequencies versus the distance from the sound source with RASS turned off (ambient noise levels) and with RASS turned on for the 0851 to 1107 PST measurement period.

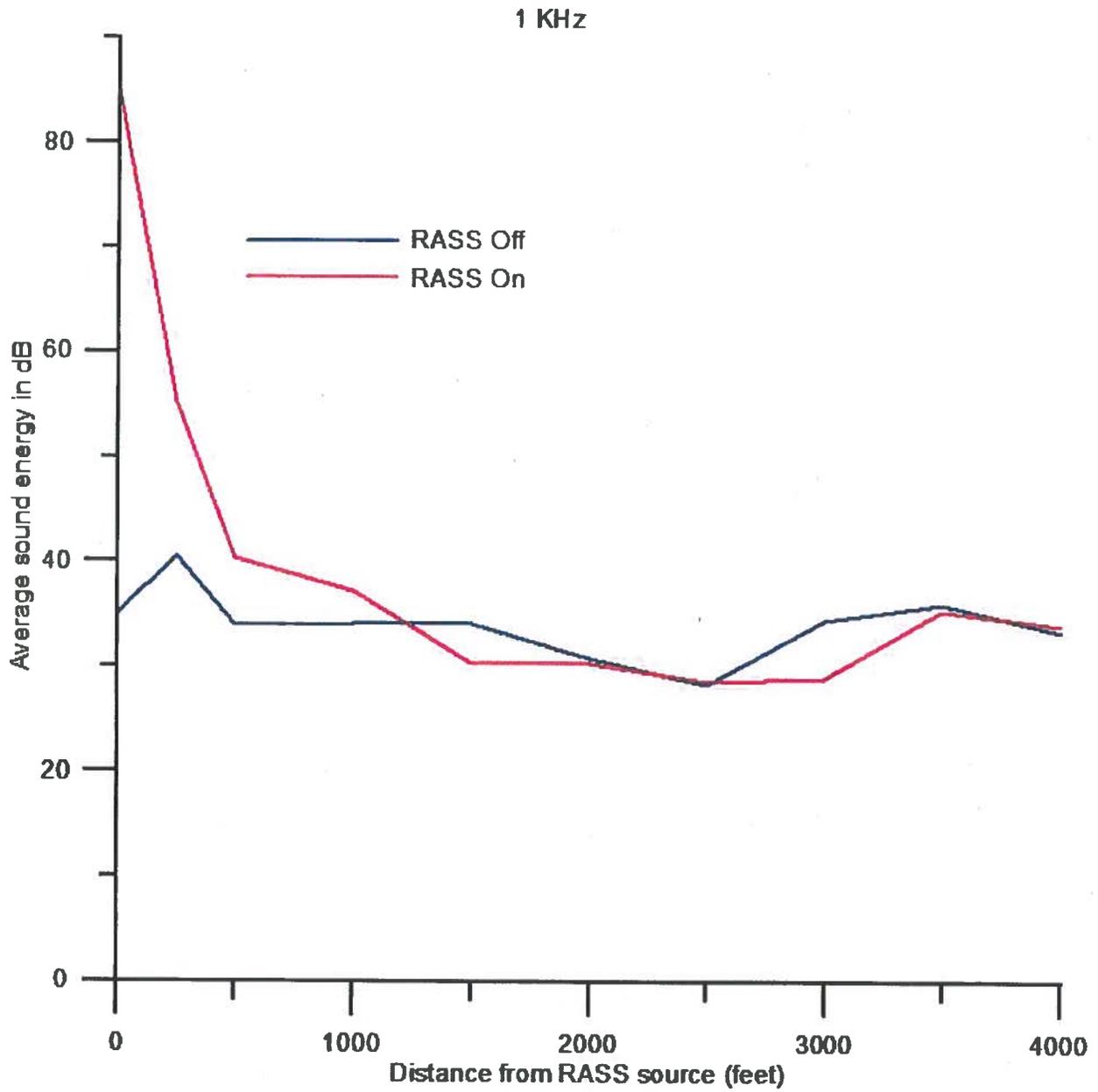


Fig. 7. Average A-weighted sound level centered on 1 KHz versus the distance from the sound source for both ambient levels and with RASS turned on for the 0851-1107 PST measurement period.

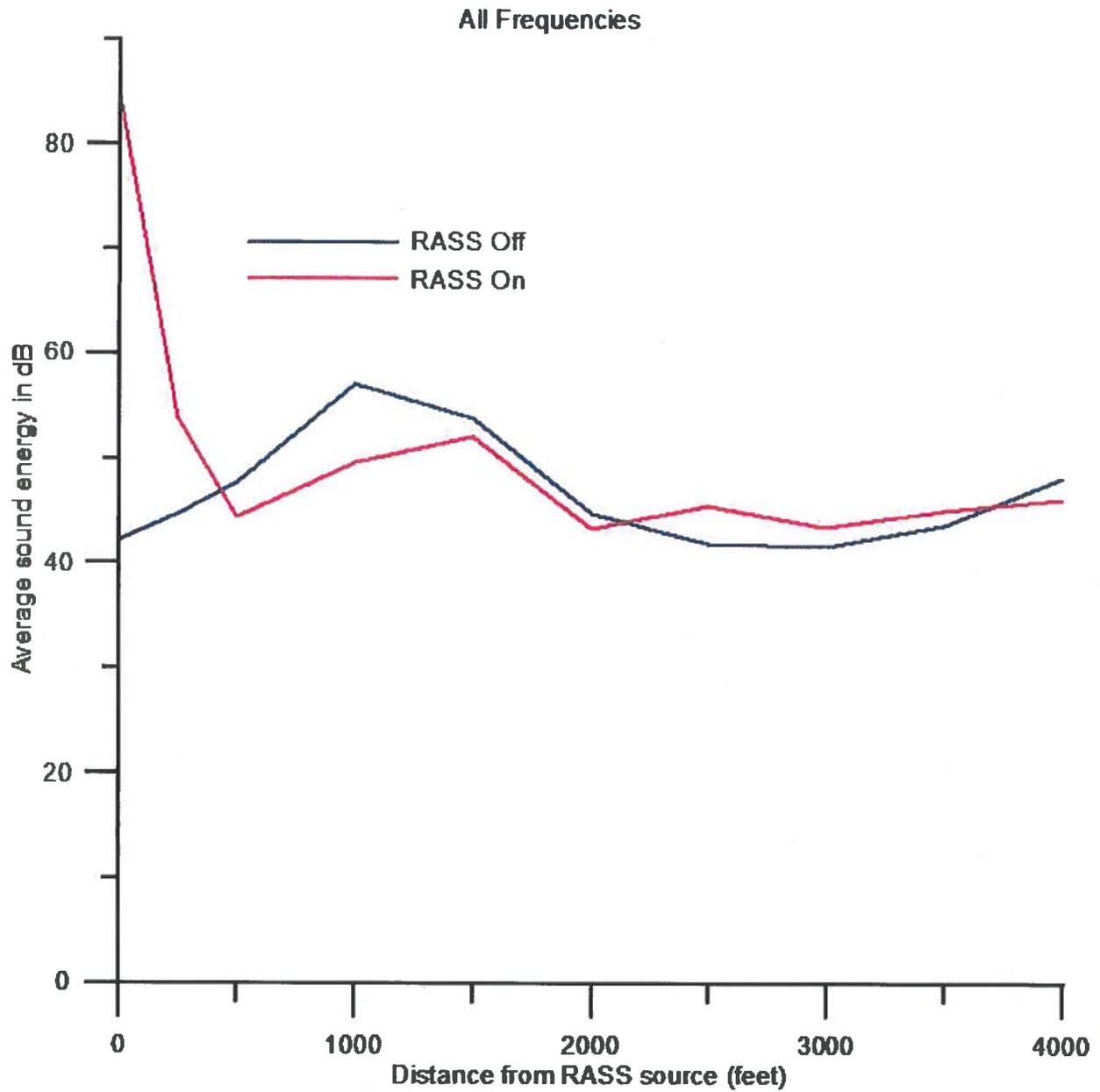


Fig. 8. Average A-weighted sound level for all frequencies versus the distance from the sound source for ambient noise levels and with RASS turned on for the 1936 to 2057 PST measurement period.

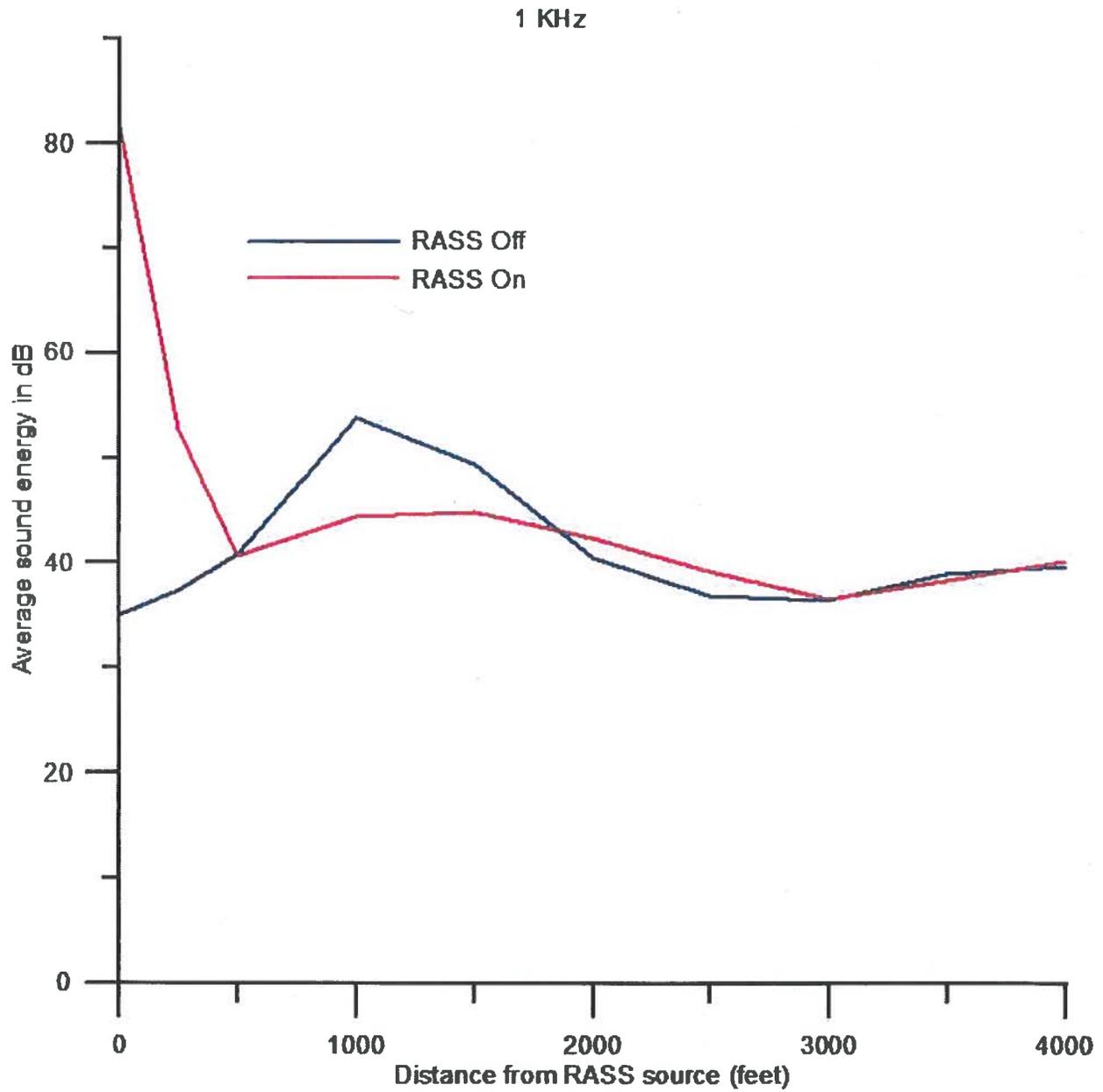


Fig. 9. Average A-weighted sound level centered on 1 KHz versus the distance from the sound source for both ambient levels and with RASS turned on for the 1936-2057 PST measurement period.

Discussion

On January 14, 2014, NOAA performed a series of sound measurements at its Bodega Bay ARO site in Bodega Bay, CA to provide background information to the County of Humboldt Planning Division for the proposed ARO site at the Arcata-Eureka Airport in McKinleyville, CA. Results of the study showed that sound levels generated by the Radio Acoustic Sounding System (RASS) rapidly decrease to near ambient levels within 500' of the sound sources. During the study, RASS sounds were detectible to the human ear at distances up to 2500' from the sound source although at distances from 1500' to 2500' these sounds were barely audible. The measurements were made under what would be considered to be optimal sound propagation conditions with a cool moist layer at the surface and a warm, dry layer aloft, conditions that are common in the McKinleyville area.

Mitigation Measures

If the sound levels generated by the RASS somehow become a nuisance to the surrounding residences, NOAA will take measures to rectify the situation. First, sound levels can be reduced at the RASS acoustic source. By doing this, the height coverage of the temperature data will be reduced, possibly resulting in the loss of relevant data. The less desirable solution would be to turn RASS off during the nighttime hours, possibly between 2200 and 0600. This would result in a complete loss of data during that period.



City of Santa Barbara Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

TUESDAY, May 27, 2014

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

PAUL ZINK, *Chair*

KIRK GRADIN *Vice-Chair* (Consent Calendar Representative)

THIEP CUNG

SCOTT HOPKINS

COURTNEY JANE MILLER (Landscape Representative)

STEPHANIE POOLE (Consent Calendar Representative)

WM. HOWARD WITTAUSCH

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

PLANNING COMMISSION LIAISON (Alternate): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
SUSAN GANTZ, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

An archived video copy of this regular meeting of the Architectural Board of Review is viewable on computers with high speed internet access on the City website at www.SantaBarbaraCA.gov/ABRVideos.

CALL TO ORDER:

The Full Board meeting was called to order at 3:03 p.m. by Chair Zink.

ATTENDANCE:

Members present: Zink, Cung, Gradin, Hopkins, and Miller.

Members absent: Poole, and Wittausch.

Staff present: Gantz, Limón, and Goo.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Architectural Board of Review meeting of **May 12, 2014**, as submitted.

Action: Hopkins/Cung, 4/0/1. Motion carried. (Gradin abstained, Poole/Wittausch absent.)

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **May 19, 2014**. The Consent Minutes was reviewed by **Kirk Gradin and Courtney Jane Miller**.

Action: Hopkins/Miller, 5/0/0. Motion carried. (Poole/Wittausch absent.)

Motion: Ratify the Consent Minutes of **May 27, 2014**. The Consent Minutes was reviewed by **Kirk Gradin and Courtney Jane Miller**.

Action: Miller/Cung, 5/0/0. Motion carried. (Poole/Wittausch absent.)

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

- 1) Ms. Gantz made the following announcements:
 - a) Board members Poole and Wittausch will be absent from today's meeting.
 - b) Due to a conflict in meetings scheduled for this room, today's meeting will need to be concluded by 6:00 p.m. Staff is asking the board members to be succinct in their comments and to not repeat comments that have already been voiced by another board member.

E. Subcommittee Reports.

Board Member Zink reported on review of photo-simulations of the Southern California Gas Company wireless meter installment project at proposed City locations, and that a newly appointed Subcommittee report will be made soon on those proposed locations for notification to the public for a future continued Board review.

Board Member Miller reported on the monthly Arts Advisory Subcommittee meeting. Local artist business licenses were discussed, and the Santa Barbara Airport Douglas Lockner sculpture signage may return for ABR review.

Board Member Gradin reported on the denied appeal to City Council of the People's Self-Help Housing project at 510 N. Salspuedes Street which received Board Project Design Approval on September 16, 2013 and Final Approval on April 7, 2014.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 3328 STATE ST

C-2/SD-2 Zone

(3:15)

Assessor's Parcel Number: 053-324-011
 Application Number: MST2014-00209
 Owner: Bryan William McCann
 Applicant: Darkmoon Building Design and Construction
 Business Name: Instrumental Music

(Proposal for a streetscape facade remodel on an existing 3,161 square foot one-story commercial building. No other changes are proposed on this 6,750 square foot parcel. Requires Staff Hearing Officer review of a zoning modification.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 3:09 p.m.

Present: Jonathan Villegas, Architect; and Suzanne Riegle, Assistant Planner.

Public comment opened at 3:13 p.m. As no one wished to speak, public comment was closed.

Motion:

Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the revisions made to the project.
- 2) The proposed revisions to the façade do not yet meet the standards of Santa Barbara and the ABR Guidelines. Applicant is to consider alternative ways to resolve the arches.
- 3) The Board finds the proposed canopies unacceptable and recommends removal, redesign or enhancement of the proposed canopies.

- 4) The Board finds the proposed color scheme unacceptable; return with a revised color scheme and provide color samples.
- 5) The pop-up element on the elevation appears not in keeping with the rest of the building; consider an alternative to resolve.
- 6) Restudy the south elevation to align better with the existing building.
- 7) Return with corrected elevations, and study more opportunities to add more landscaping, where possible.
- 8) Include setbacks on the plans.
- 9) Provide size of curb details in relation to the distance between the sidewalk; and if there is an ample amount of depth along the sidewalk, then provide additional landscaping along the front of the structure.
- 10) Show the overhang of the existing canopy on the plans.

Action: Hopkins/Gradin, 5/0/0. Motion carried. (Poole/Wittausch absent).

PROJECT DESIGN REVIEW

2. 122 S VOLUNTARIO ST

R-2 Zone

(3:30)

Assessor's Parcel Number: 017-213-011
 Application Number: MST2014-00047
 Owner: Jane Barrett
 Architect: Eric Swenumson

(Proposal for a new two-story 3,006 square foot duplex at the rear of a lot, a new three-car carport, and three uncovered parking spaces. The existing 985 square foot one-story single-family residence will remain at the front of the lot.)

(Action may be taken if sufficient information is provided.)

Actual time: 3:27 p.m.

Present: Eric Swenumson, Architect; Erin Carroll, Landscape Architect; and Jane Barrett, Owner.

Public comment opened at 3:34 p.m. As no one wished to speak, public comment was closed.

Motion 1: Project Design Approval and continued one week to Consent Review with comments:

- 1) Return with rear light fixture cut-sheet details.
- 2) Provide additional eave details.
- 3) Add a bamboo root barrier along the property line.
- 4) Provide Tier 2 Storm Water Management Program (SWMP) compliance Best Management Practices.

Action: Gradin/Hopkins, 5/0/0. Motion carried. (Poole/Wittausch absent).

The ten-day appeal period was announced.

Motion: To reopen Item #2, 122 S. Voluntario Street.

Action: Zink/Gradin, 5/0/0. Motion carried.

Motion 2: The Board made and read the following CEQA finding into the record: *"The Board found that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."*

Action: Gradin/Hopkins, 5/0/0. Motion carried. (Poole/Wittausch absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1605 COOK PL****A-F/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 073-450-003
Application Number: MST2014-00163
Owner: City of Santa Barbara
Applicant: U.S. Department of Commerce
Applicant: Andrew Bermond

(The National Oceanic and Atmospheric Administration (NOAA) is proposing to establish an Atmospheric River Observatory (ARO) on airport property in the appealable jurisdiction of the Coastal Zone. Site preparation will include the removal of two non-native trees, one non-native bush, 90 linear feet of chain link fencing, and a 250 square foot planter area. The ARO would consist of a 449-MHz wind profiler mounted on a 24'-0" square antenna frame surrounded by four, 5' diameter acoustic sources, a GPS receiver, tripod-mounted instrumentation, a 96 square foot, 10'-0" tall equipment shed, and concrete mounting pads ranging in depth from 4"- 6". Approximately four cubic yards of aggregate base may be imported to level the grade. Project requires Planning Commission review for a Coastal Development Permit.)

(Comments only; project requires Environmental Assessment and Planning Commission review.)

Actual time: 3:54 p.m.

Present: Andrew Bermond, Airport Planner; and Clark King, NOAA Research Specialist.

Public comment opened at 4:13 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Planning Commission for return to Consent Review with the comment that the Board finds the proposed project acceptable as presented.

Action: Cung/Gradin, 5/0/0. Motion carried. (Poole/Wittausch absent).

*** THE BOARD RECESSED AT 4:05 P.M., AND RECOVERED AT 4:15 P.M. ***

FINAL REVIEW**4. 128 ANACAPA ST****OC/SD-3 Zone****(4:30)**

Assessor's Parcel Number: 033-083-022
Application Number: MST2012-00332
Owner: James McDonald
Designer: J. Ewing Design

(Proposal to construct two detached single-family residential condominium units on a 5,000 square foot vacant lot. Both buildings would be three-stories with roof terraces and attached two-car garages. Unit A would be 2,756 square feet, with an attached 446 square foot garage. Unit B would be 2,246 square feet with an attached 422 square foot garage. Staff Hearing Officer review is requested of a Tentative Subdivision Map and a Coastal Development Permit.)

(Requires compliance with Staff Hearing Officer Resolution No. 005-14. Project was last reviewed on April 28, 2014.)

Actual time: 4:16 p.m.

Present: J. Ewing; Designer; David Black, Landscape Architect; and James B. McDonald, Owner.

Public comment opened at 4:33 p.m. As no one wished to speak, public comment was closed.

Motion: Continued one week to Consent Review with comments:

- 1) Provide complete window details. Show glazing in the sections. Show windows on the elevations and show unique details, such as the plaster molding above the second floor window, for example.
- 2) Include a typical door and window profile where those appear in the details.
- 3) Provide deeper recesses, as possible, at the exterior walls.
- 4) There shall be no visible flashings at the parapets.
- 5) Visible flashing at the fascia shall be minimized as much as possible at eave terminations.
- 6) Call-out the elevation details on the plans for identification; key details to the elevations with elevations to match the floor plans.
- 7) Show the copper gutters and downspouts in the details and elevations of the plans.
- 8) Provide a weep screed detail that minimizes the amount of exposed concrete footing.

Action: Gradin/Cung, 5/0/0. Motion carried. (Poole/Wittausch absent).

CONCEPT REVIEW - NEW ITEM

5. 101 N MILPAS ST

C-2 Zone

(5:00) Assessor's Parcel Number: 017-083-015
 Application Number: MST2014-00195
 Owner: Amiri Family Trust
 Applicant: Permit Consultants, Inc.
 Architect: Marchi & Associates

(Proposal for renovation and exterior alterations to an existing 2,660 square foot commercial building comprising the following: demolish an existing planter, front steps, and dumpster enclosure pad and construct a new ADA accessible entrance and ramp, add new exterior ATM, and replace the trash enclosure, hardscape, and landscape. Also proposed is to restripe the parking lot, replace parking lot lighting, replace doors and windows, install a fire department connection and backflow device, and repaint the exterior of the building.)

(Action may be taken if sufficient information is provided.)

Actual time: 4:45 p.m.

Present: Rob Jacknewitz, Applicant, Permit Consultants, Inc.; Paul S. Kielsmeier, Senior Project Manager, Wells Fargo.

Public comment opened at 5:04 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support the proposed yellow color for the surround at the ATM machines? 2/3 (Gradin/Cung in favor; vote failed).

Straw vote: How many Board members could support a more toned-down yellow color for the surround at the ATM machines in plaster instead of the proposed metal? 3/2 (passed).

Motion: Continued two weeks to Full Board with comments:

- 1) Restudy for a more toned-down yellow color for the ATM machines with plaster instead of the proposed metal.
- 2) Integrate the proposed lighting fixtures into the proposed architectural style; coordinate the proposed lighting with the site plan and proposed photometrics.
- 3) Study to remove the proposed redundant ATM overhangs, and any remaining security to be relocated to the roof overhang.
- 4) Add more planting details and call-outs on the plans. Revisit planter facing Milpas Street.
- 5) Study opportunities for additional landscaping to the tall wall along Mason Street.
- 6) Restudy to add more character and interest to the proposed handrail and trash enclosure steel frame gates with an applied wood finish.
- 7) Consider adding a shade tree on the south-side of the parking lot.

Action: Cung/Hopkins, 5/0/0. Motion carried. (Poole/Wittausch absent).

CONCEPT REVIEW - NEW ITEM**6. 721 CLIFF DR****R-3/SD-3 Zone****(5:30)**

Assessor's Parcel Number: 033-120-025
 Application Number: MST2014-00243
 Owner: Santa Barbara Junior College District
 Architect: Kruger Bensen Ziemer Architects
 Applicant: Julie Hendricks Fahnestock
 Business Name: Santa Barbara City College

(Proposal for a new three-story 30,000 square foot classroom and office building to be constructed on the West Campus at Santa Barbara City College. This building will replace existing classroom structures. The building is proposed to have a roof garden.)

(Advisory comments only; project requires a Coastal Development Permit from the California Coastal Commission.)

Actual time: 5:25 p.m.

Present: Thierry Cassan, AIA, Architect; and Julie Hendricks Fahnestock, Applicant.

Public comment opened at 5:37 p.m. As no one wished to speak, public comment was closed.

The Board made only comments, as follows:

- 1) A majority of the Board felt that there would be minimal impacts to public views based on the photographs.
- 2) One Board member suggested that a concrete base may work better than the proposed traditional Spanish sandstone to match the base of the other building.
- 3) Two Board members found that the interplay between the two buildings could be better resolved.
- 4) Two Board members found the stone base plinth acceptable as proposed because it humanizes the building to pedestrian scale, symbolizes a tie to the earth, and is a strong concept typical of Santa Barbara and the area.
- 5) One Board member would prefer a wider entry with more drama.
- 6) One Board member found the overall site plan to be acceptable, and interesting vertical angles that match the general pier design are a charming detail; however the connecting area should be resolved better.

- 7) The very strong canopy support does not relate to the building to the right of it. It appears unfinished. Carrying the texture of the right building over onto the front wall is unnecessary. Make it plainer.
- 8) A majority of the Board found the landscape plan, green roof and the proposed swale generally acceptable; possibly add additional trees and landscaping of significant scale to match the building massing around the building; especially in parking lot elevation in the landscape islands.
- 9) One Board member found the strong horizontal band on the building to be overwhelming and unnecessary; perhaps replace with plain plaster and restudy an alternate way to better incorporate the windows.
- 10) The Board felt the project would not impact public views from Shoreline Drive and other view impacts would be minimal.

**** MEETING ADJOURNED AT 5:58 P.M. ****

CONSENT CALENDAR (1:00 P.M.)

Items on Consent Calendar were reviewed by **Kirk Gradin**, and **Courtney Jane Miller**.

ABR - NEW ITEM**A. 1934 ELISE WAY****R-2/SD-3 Zone**

Assessor's Parcel Number: 045-015-017
 Application Number: MST2014-00231
 Owner: Housing Authority/City of Santa Barbara
 Applicant: Thomas Moore

(Proposal to replace all of the existing aluminum windows in a 16 unit residential development with new Milgard vinyl retrofit windows. No new window openings are proposed.)

Present: Thomas Moore, Applicant.

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced.

ABR - REVIEW AFTER FINAL**B. 706 E HALEY ST****C-2 Zone**

Assessor's Parcel Number: 031-301-002
 Application Number: MST2014-00010
 Owner: Slason Family 1992 Survivors Trust
 Owner: Santa Barbara Land Company
 Applicant: JM Holliday Associates
 Agent: Jerry Rocci

(Proposal for a complete interior and exterior remodel of an existing mixed-use building consisting of 1,300 square feet of commercial space and five residential units on a 10,000 square foot site. The remodel consists of a new floor plan configuration, a 60 square foot commercial addition, new exterior patio and trellis along Haley Street, new entries for the residential units, and one new accessible uncovered parking space. Also proposed is to remove an existing 10" diameter tree and to construct a new 51 linear foot, 6'-0" tall CMU and plaster wall.)

(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan and Findings for Removal of a tree within the front setback per SBMC 15.24.090 Findings for Removal.)

Present: Michael Holliday, Applicant.

Final Approval as noted on plan Sheets A5.0, A6.0, and the color/material board. CEQA Guidelines Section 15183 exemption findings were made, and SBMC Section 15.24.090 Findings were also made for the tree removal.

ABR - NEW ITEM**C. 118 N MILPAS ST****C-2 Zone**

Assessor's Parcel Number: 017-091-016
Application Number: MST2014-00240
Owner: Kenneth and Barbara Coates Family Trust
Owner: Lesley Alexander Trust
Architect: Bill Wolf

(Proposal for fire damage repairs and improvements to an existing 2,216 one-story commercial building. The project includes minor door and window changes, 500 square feet of new paving including walkways and a new ADA accessible ramp, relocation of skylights, replacement of 620 square feet of roofing, and new landscaping on a 3,969 square foot parcel.)

Present: Bill Wolf, Architect.

Project Design Approval and Final Approval as noted on plan Sheet A1.0.

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM**D. 3761 STATE ST****C-P/SD-2 Zone**

Assessor's Parcel Number: 051-040-053
Application Number: MST2014-00155
Owner: Teachers Insurance & Annuity Association of America
Architect: Arcadia Studio

(Proposal for landscape plan revisions and tree replacement in the Whole Foods retail store parking lot including the following: remove 34 Eucalyptus citriodora "Lemon Gum," nine Agonis jervis bay after dark "Bronze Peppermint Tree," and 11 Chionanthus retusus "Chinese Fringe Tree" and replace with 13 Lophostemon confertus "Brisbane Box," 12 Melaleuca styphelioides "Prickly Paperbark," and eight Stenocarpus sinuatis "Firewheel Trees." In summary, 54 trees will be removed, 33 new trees will be planted, and 70 existing trees will be protected in place and will remain unchanged.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on May 12, 2014.)

Present: Bob Cunningham, Landscape Architect, Arcadia Studio.

Project Design Approval and Final Approval as noted on plan Sheet LP-1.

The ten-day appeal period was announced.

**** CONSENT REVIEW ADJOURNED AT 1:55 P.M. ****

RELEVANT POLICIES

Environmental Review

California Environmental Quality Act of 1970

CEQA Guidelines Section 15303(d) New Construction or Conversion of Small Structures

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

...

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Aesthetics

Local Coastal Plan (S-D-3)

Policy E-1: Airport facility development shall reflect a high standard of development consistent with the character and quality of Santa Barbara.

Cultural Resources

Airport Industrial Area Specific Plan (SP-6)

Policy CR2: The potential for archaeological resources shall be examined prior to applying for development review for new construction in accordance with the MEA Cultural Resources Section and the Phase 1 Archaeological Resources Study prepared for the Airport.

Local Coastal Plan (S-D-3)

Policy F-3: New development shall protect and preserve archaeological or other culturally sensitive resources from destruction, and shall minimize and, where feasible, avoid impacts to such resources. "Archaeological or other culturally sensitive resources" include human remains, and archaeological, paleontological, or historic resources.

- Coastal Development Permits for new development within or adjacent to archaeologically or other culturally sensitive resources shall be conditioned upon the implementation of appropriate mitigation measures to minimize and, where feasible, avoid impacts to such resources.
- New development on or adjacent to sites with archaeologically or other culturally sensitive resources shall include on-site monitoring by a qualified archaeologist/s and appropriate Native American consultant/s of all grading, excavation, and site preparation that involve earth-moving operations.

Biological Resources

EXHIBIT E

Local Coastal Plan (S-D-3)

Policy C-12: New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following:

- Protect areas that provide important water quality benefits, that are necessary to maintain riparian and aquatic biota and/or that are particularly susceptible to erosion and sediment loss.
- Limit increases of impervious surfaces.
- Limit disturbance of natural drainage features and vegetation.
- Minimize, to the maximum extent feasible, the introduction of pollutants that may result in significant impacts from site runoff from impervious areas. New development shall incorporate Best Management Practices (BMPs) or a combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible.

Development

Zoning Ordinance:

COASTAL DEVELOPMENT PERMIT FINDINGS

28.44.150 Findings.

In order to approve a coastal development permit, all of the following findings shall be made:

- A. The project is consistent with the policies of the California Coastal Act; and
- B. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code. (Ord. 5417, 2007.)

AVIATION FACILITIES (A-F)

29.15.005 Legislative Intent.

It is the intent of this zone classification to establish an area in the immediate vicinity of the flight facilities at the Airport for aircraft and airport related uses and activities and to exclude from this area activities that do not use the flight facilities as an integral and necessary part of their function. (Ord. 3690, 1974.)

29.15.030 Uses Permitted.

The following uses are expressly permitted in the A-F Zone:

- A. Aircraft chartering and leasing.
- B. Aircraft parking, tie-down and aircraft hangars and shelters.
- C. Aircraft rescue and firefighting station.
- D. Aircraft sales, manufacture, service and related administrative offices.
- E. Air freight terminal.
- F. Auto rentals.
- G. Aviation equipment and accessories sales and/or repair.
- H. Aviation storage.
- I. Executive/General aviation terminal facilities with related offices and food service uses.
- J. Federal Aviation Administration flight service facilities.
- K. Fixed base operations.
- L. Flying schools.
- M. Fly-in offices.
- N. Fueling facilities.
- O. Museums and other cultural displays relating to aviation.
- P. Passenger terminals with accessory uses such as restaurants and gift shops.
- Q. Private parking lot, subject to the issuance of a Conditional Use Permit under Chapter 29.92 of this Title.

R. Public parking facilities.

S. Other aviation-related uses determined to be appropriate by the Planning Commission.

T. Non-aviation related uses consistent with the applicable regulations of the Federal Aviation Administration and determined to not be in conflict with the use of the adjacent Airport buildings as may be determined by the Community Development Director and the Airport Director. (Ord. 5025, 1997; Ord. 3965, 1978; Ord. 3690, 1974.)